

City Council  
Atlanta, Georgia

**08-0-1138**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-08-27**  
Date Filed: 4-16-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **883 McDonough Boulevard, S.E.**, be changed from the PD-H (Planned Development-Housing) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 8, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Bureau of  
Planning  
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## EXHIBIT "A"

### TRACT ONE

ALL THAT TRACT or parcel of land lying and being in Land Lot 8 of the 14<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" iron pin set at the intersection of the northwesterly right of way line of Highland Point Drive (a 50' right of way) and the southwesterly right of way line of McDonough Boulevard (a 70' right of way), if said right of ways were extended to form a point; thence southwesterly, along the northwesterly right of way line of Highland Point Drive, an arc distance of 296.71 feet to a ½" iron pin set (said arc being subtended by a chord bearing South 62 degrees 51 minutes 21 seconds west and a distance of 294.90 feet); thence North 10 degrees 30 minutes 45 seconds west, 211.26 feet to a ½" iron pin set; thence North 63 degrees 51 minutes 13 seconds east, 121.45 feet to a ½" iron pin set; thence North 14 degrees 12 minutes 49 seconds east, 90.62 feet to a ½" iron pin set on the southwesterly right of way line of McDonough Boulevard; thence South 38 degrees 20 minutes 25 seconds east, along the southwesterly right of way line of McDonough Boulevard, 273.62 feet to a ½" iron pin set and the point of beginning; being designated as Tract 1 on Survey Plat for Roswell Holdings, LLC by Walter F. Prince, Registered Land Surveyor, dated April 8, 2008; being 1.252 acres.

### TRACT TWO

ALL THAT TRACT or parcel of land lying and being in Land Lot 8 of the 14<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" iron pin set at the intersection of the southeasterly right of way line of Highland Point Drive (a 50' right of way) and the southwesterly right of way line of McDonough Boulevard (a 70' right of way), if said right of ways were extended to form a point; thence southwesterly, along the southeasterly right of way line of Highland Point Drive, an arc distance of 290.97 feet to a ½" iron pin set (said arc being subtended by a chord bearing South 61 degrees 59 minutes 17 seconds west and a distance of 290.97 feet); thence South 09 degrees 49 minutes 00 seconds east, 178.08 feet to a ½" iron pin set; thence North 85 degrees 48 minutes 10 seconds east, 446.82 feet to a ½" iron pin set on the southwesterly right of way line of McDonough Boulevard; thence North 38 degrees 20 minutes 25 seconds west, along the southwesterly right of way line of McDonough Boulevard, 355.32 feet to a ½" iron pin set and the point of beginning; being designated as Tract 2 on Survey Plat for Roswell Holdings, LLC by Walter F. Prince, Registered Land Surveyor, dated April 8, 2008; being 2.014 acres.